

IN RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE  
 ZONING VARIANCE  
 NWC Knollwood Road and Stevenson \* ZONING COMMISSIONER  
 Lane  
 7300 Knollwood Road \* OF BALTIMORE COUNTY  
 9th Election District  
 4th Councilmanic District \* Case No. 96-121-A  
 Doris White, Petitioner  
 \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Doris White for that property known as 7300 Knollwood Road in the Knollwood subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 8 ft., in lieu of 30 ft., for an addition. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

10/18/96  
 M. Howard

MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of October, 1996 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 8 ft., in lieu of 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING  
Date 10/18/96  
By M. Goad

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 18, 1996

Mrs. Doris White  
7300 Knollwood Road  
Baltimore, Maryland 21204

RE: Petition for Administrative Variance  
Case No. 97-121-A  
Property: 7300 Knollwood Road

Dear Mrs. White:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

cc: Mr. Buck Jones, 500 Vogts Lane, Balto. Md. 21221

MICROFILMED





# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7300 Knollwood Rd.

97-121-A

which is presently zoned DR 3.5/S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 BOZ. 3.C.1 TO ALLOW A REAR YARD SET BACK OF  
8' IN LIEU OF THE REQUIRED 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

None

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Doris White

(Type or Print Name)

Signature

(Type or Print Name)

Signature

7300 Knollwood Rd 332-3259  
Address Phone No.

Baltimore Md 21204  
City State Zipcode

Name, Address and phone number of representative to be contacted

Buck Jones

Name

500 Vogts Lane 574-9337  
Address Phone No.

Baltimore, Md 21221

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

**MICROFILMED**

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITEM #: 127

ESTIMATED POSTING DATE: \_\_\_\_\_



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7300 Knollwood Rd  
address  
Baltimore Md 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

The existing Living room (10' x 11') is so small that it makes it difficult to have a central area for the family to get together for quality time.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Doris White  
(signature)  
Doris White  
(type or print name)



\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of September, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris White

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

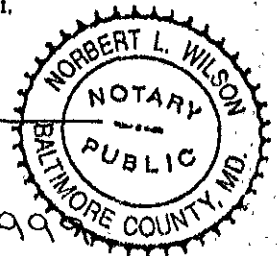
AS WITNESS my hand and Notarial Seal.

9/18/96  
date

Norbert L. Wilson  
NOTARY PUBLIC

My Commission Expires:

September 1, 1997



# EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 7300 Knollwood Rd.

Election District 9 (address)  
Councilmanic District A

Beginning at a point on the West side of Knollwood  
(north, south, east or west)

Rd which is 50'  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 25' North of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Stevenson Lane  
(name of street)

which is 50' wide. \*Being Lot # 11,  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
Knollwood as recorded in Baltimore County Plat  
(name of subdivision)

Book # 13, Folio # 125, containing  
12,600sf or .29 acres.  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

024878

DATE 20 Sept 96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: Post Taxes for Doe's W.L.

FOR ARRV 7300 Knullwood Rd

01A08#0224M1CHRC  
2A 1010-1004M10-20-96  
VALIDATION OR SIGNATURE OF CASHIER

TION  
CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

\$85.00

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

97-121-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirement for advertising is satisfied. However, the petitioner is responsible for the costs associated with this requirement.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) The cost of the sign will be accessed and paid to this office at the time of filing.
- 2) If this petition is filed by a professional, you will be required to post the sign and this office will telephone you when the sign is ready to be picked up.
- 3) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

-----  
TO BE TELEPHONED WHEN SIGN IS READY:

BUCK JONES      FREE-STATE GEN. CONT.      574-9337  
Name                      Company                      Phone Number

-----  
For newspaper advertising:

Item No.: 127

Petitioner: DORIS WHITE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BUCK JONES

ADDRESS: 500 VOGTS LANE

BALT. MD. 21221

PHONE NUMBER: 574-9337

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-121-A (Item 127)  
7300 Knollwood Road  
NWC Knowlwood Road and Stevenson Lane  
9th Election District - 4th Councilmanic  
Legal Owner(s): Doris White

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 29, 1996. The closing date (October 14, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Doris White  
Buck Jones

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 8, 1996

Ms. Doris White  
7300 Knollwood Road  
Baltimore, MD 21204

RE: Item No.: 127  
Case No.: 97-121-A  
Petitioner: Doris White

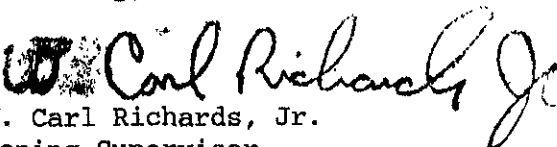
Dear Ms. White:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/02/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124,  
125, 126, 127 and 129.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 26, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

MICROFILMED



C.A. Dutch Ruppersberger, III  
Baltimore County Executive

September, 1996

Dear County Employee:

The 1996 United Way of Central Maryland charity campaign for Baltimore County Government is now in full swing. Please help United Way continue to aid family, friends, and neighbors by generously contributing to this year's gift giving.

One out of three people is touched by a United Way service each year--600,000 individuals whose lives are better because we care enough to give.

Far too many of our fellow citizens find it difficult to provide for the basics of life--food, clothing, shelter, and health care. Over 10,000 children in our County live below the poverty line. Homeless shelters serve nearly 3,000 and turned away over 1,000 more. Nearly twenty percent of our residents are over the age of sixty, with many lacking the necessary support and services to aid them. With limited resources, County Government cannot help all of those in need. Fortunately, we can count on over 300 United Way human care services to help improve the quality of life in our County.

Through United Way, we can help teens learn personal responsibility, teach adults how to read, provide affordable day care for our children, improve health care for families, help people with disabilities lead more independent lives, and care for the elderly.

We are extremely proud of Baltimore County employees' tradition of generously supporting the United Way. We are once again asking you to help the less fortunate by contributing to this year's campaign.

On behalf of the recipients of your contributions, thank you.

*C.A. Dutch Ruppersberger*

C.A. Dutch Ruppersberger, III  
County Executive

*Edward W. Fein*

AFSCME, Local 921

*Tom Maden*  
Fraternal Order of Police, Lodge #4

*Ruby C. Williams*  
Supervisory, Management & Confidential Employees



Executive Office  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2450  
Fax: (410) 887-5781

*George G. Perdakis*  
Chairman, 1996 United Way Campaign  
George G. Perdakis

Baltimore County Federation of Public Employees

*Kim B. Johnson*  
Baltimore County Fire Fighters Association, Local 1311

*Roberta Smith*  
Baltimore County Federation of Public Health Nurses

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep 26, 96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Sep 30, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

119

122

124

125

126

127

129

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



C.A. Dutch Ruppersberger, III  
Baltimore County Executive

September, 1996

Executive Office  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2450  
Fax: (410) 887-5781

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On behalf of the recipients of your contributions, thank you.

*C.A. Dutch Ruppersberger*  
C.A. Dutch Ruppersberger, III  
County Executive  
*Charles W. Redwitz*  
AFSCME, Local 921  
*Tom Hall*  
Fraternal Order of Police, Lodge #4  
*Ruby C. Williams*  
Supervisory, Management & Confidential Employees

*George G. Perdikakis*  
Chairman, 1996 United Way Campaign  
*James J. Clark*  
Baltimore County Federation of Public Employees  
*Kim B. Johnson*  
Baltimore County Fire Fighters Association, Local 1311  
*Roberta Smith*  
Baltimore County Federation of Public Health Nurses



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 127 (CAM)

9/27/96

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

**MICROFILMED**

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 7, 1996

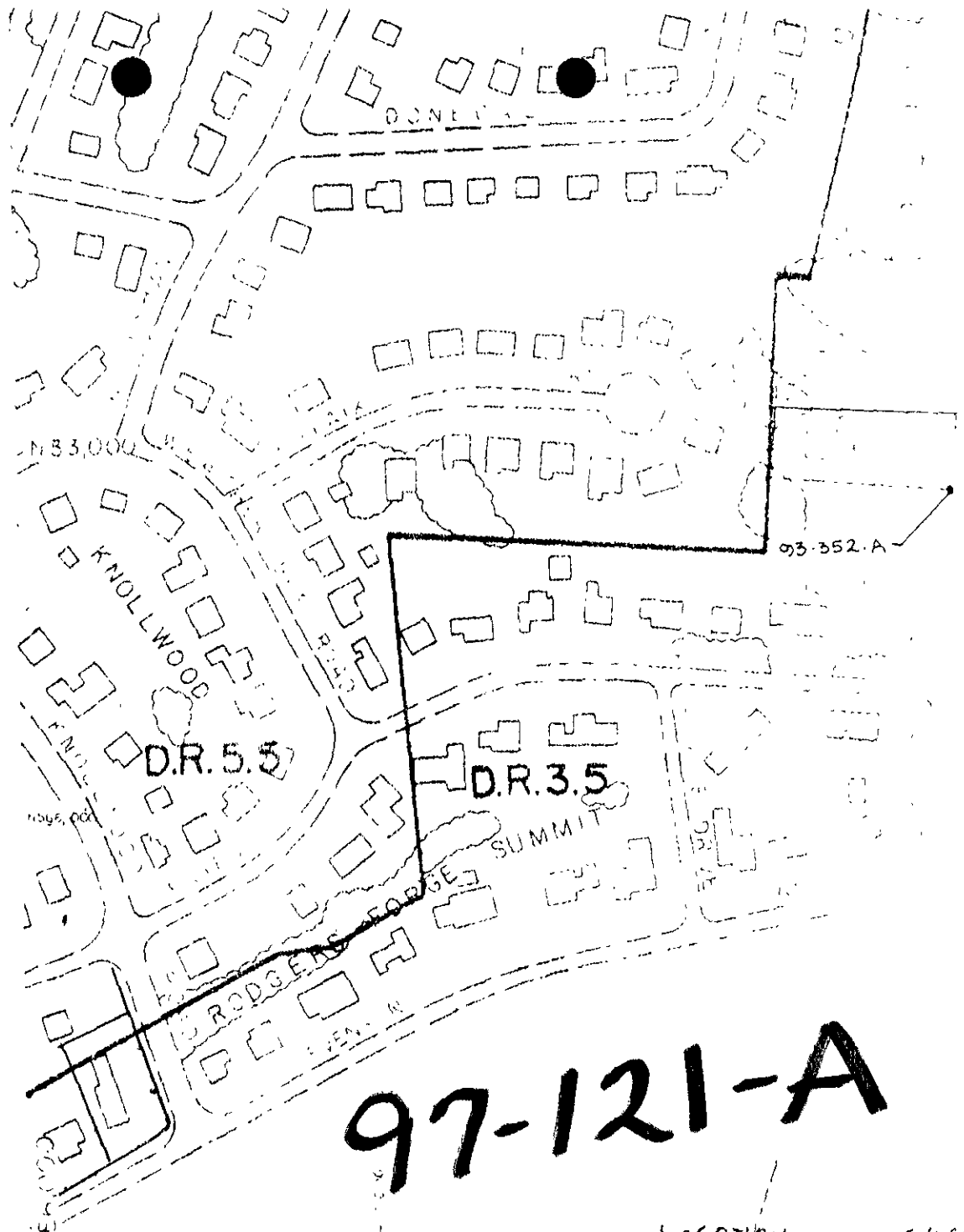
FROM: *Sub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 7, 1996  
Item Nos. 119, 121, 122, 124, 125,  
126, 127, & 129

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



SCALE 1" = 200' ±  
 DATE OF PHOTO  
 JANUARY 4 - 1986

LOCATION  
 WILTON DALE  
 TOWSON & RICH'S  
 LOCH RAVEN  
 VILLAGE

SHEET  
 N.E.  
 9-B

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD 21210

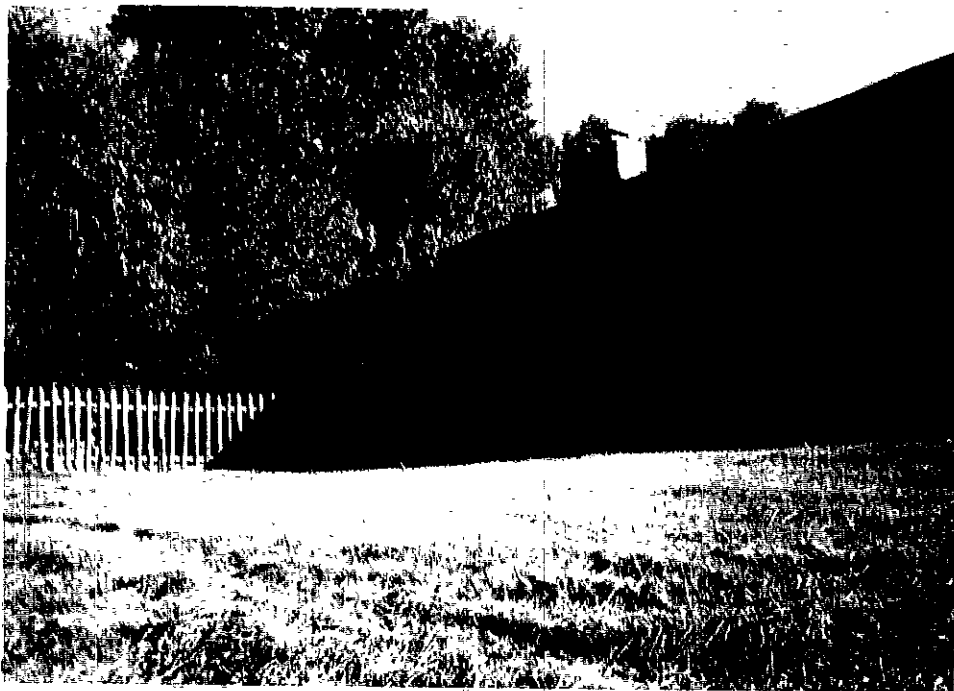
127

*Handwritten signature or note*

97-121-A



Pointing south  
between  
818 Stevenson Lane  
and  
7300 Knollwood Rd



Pointing North

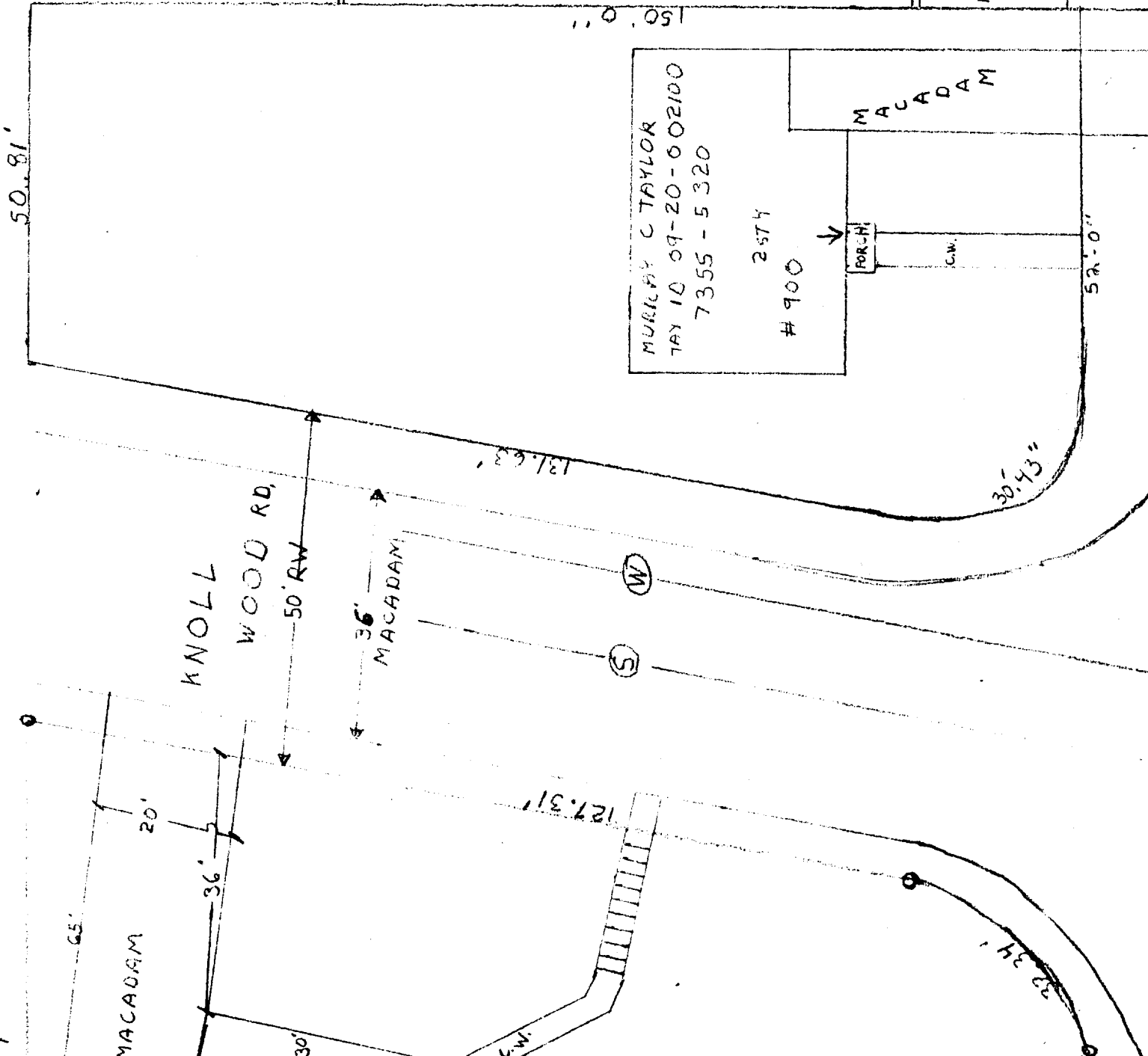
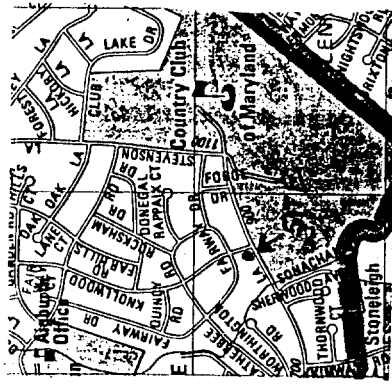


Pointing East  
Additional to  
Start at rear  
door and go  
11 ft. south  
toward Stevenson Rd.

MICROFILMED

ITEM NOS.	APPROX. QUANTITIES	DESCRIPTION OF ITEMS AND PRICES BID (IN WRITTEN WORDS)	UNIT PRICE	AMOUNT
010	4	EACH OF STANDARD TYPE A MANHOLE-MINIMUM DEPTH	DOLLS. CTS.	38 510
011	20	LINEAR FEET OF STANDARD TYPE A MANHOLE-VERTICAL DEPTH	DOLLS. CTS.	38 511
		EACH OF STANDARD TYPE A-1 MANHOLE-MINIMUM DEPTH		
		LINEAR FEET OF STANDARD TYPE A-1 MANHOLE-VERTICAL DEPTH		
012	1	EACH OF STANDARD TYPE B MANHOLE-MINIMUM DEPTH		38 512
		LINEAR FEET OF STANDARD TYPE B MANHOLE-VERTICAL DEPTH		38 511
013	2	EACH OF STANDARD TYPE C MANHOLE-MINIMUM DEPTH		
		FOR IN. DIA. PIPE		
		LINEAR FEET OF STANDARD TYPE C MANHOLE-VERTICAL DEPTH		
		FOR IN. DIA. PIPE		
		EACH OF STANDARD TYPE C MANHOLE-MINIMUM DEPTH		
		FOR IN. DIA. PIPE		
		LINEAR FEET OF STANDARD TYPE A WALL FOR 21 IN. R.C.C. PIPE		35 021
		EACH OF STANDARD TYPE A WALL FOR IN. B.C.C.M. PIPE		
		EACH OF STANDARD TYPE A WALL FOR IN. X IN. R.C.C. ELLIPTICAL PIPE		
		EACH OF STANDARD TYPE A WALL FOR IN. X IN. R.C.C. ELLIPTICAL PIPE ARCH		
015	2	EACH OF MODIFIED TYPE B WALL FOR 48 IN. R.C.C. PIPE		
		EACH OF STANDARD TYPE B WALL FOR IN. R.C.C. PIPE		
		EACH OF STANDARD TYPE B WALL FOR IN. R.C.C. PIPE		
		EACH OF STANDARD TYPE B WALL FOR IN. B.C.C.M. PIPE		

WRITE-IN



# LOCATION INFORMATN

COUNCLIMANIC DISTRICT: 4

ELECTION DISTRICT: 9

1"= 200 SCALE MAP#: NE 9-B

ZONING: DR 3.5 / DR 5.5

LOT SIZE: 29 ACRES 12,600 SQ FEET

PUBLIC SEWER

PUBLIC WATER

NOT IN CHEAPEAKE BAY

CRITICAL AREA

NOT IN FLOOD PLAIN

NO PRIOR ZONING HEARINGS

## ZONING OFFICE USE ONLY

REVIEWED BY ITEM# CASE#

121

MICROFILMED





SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
WILTONDALE  
TOWSON HEIGHTS  
LOCH RAVEN  
VILLAGE

SHEET  
N.E.  
9-B  
MICROFILMED

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

621 97-121-A



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE  
ZONING VARIANCE  
NWC Knollwood Road and Stevenson Lane  
7300 Knollwood Road  
9th Election District  
4th Councilmanic District  
Doris White, Petitioner

\* BEFORE THE ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-121-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Doris White for that property known as 7300 Knollwood Road in the Knollwood subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 8 ft., in lieu of 30 ft., for an addition. The subject property and requested relief is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of October, 1996 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard setback of 8 ft., in lieu of 30 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 18, 1996

Mrs. Doris White  
7300 Knollwood Road  
Baltimore, Maryland 21204

RE: Petition for Administrative Variance  
Case No. 97-121-A  
Property: 7300 Knollwood Road

Dear Mrs. White:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
encl.  
cc: Mr. Buck Jones, 500 Vogts Lane, Balto. Md. 21221



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7300 Knollwood Rd.  
which is presently zoned DR 3.5/1.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to allow a REAR YARD SETBACK OF 8' IN LIEU OF THE REQUIRED 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee None (Type or Print Name)	Legal Owner(s) Doris White (Type or Print Name) Doris White (Signature)
Signature	Signature
Address	Address 7300 Knollwood Rd 332-3259 City Baltimore Md 21204 State Md Zipcode 21204 Name, Address and phone number of representative to be contacted. Buck Jones 500 Vogts Lane 574-9337 Baltimore, Md 21221
City State Zipcode	City State Zipcode
Attorney for Petitioner: (Type or Print Name)	Signature
Signature	Signature
Address	Address
City State Zipcode	City State Zipcode

A Public Hearing hearing has been requested and/or found to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 18<sup>th</sup> day of October, 1996, that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: ITEM #: 127  
ESTIMATED POSTING DATE:

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 7300 Knollwood Rd  
Baltimore Md 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The existing Living room (10' x 11') is so small that it makes it difficult to have a central area for the family to get together for quality time.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Doris White  
Doris White  
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of September 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Doris White

(the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/18/96

My Commission Expires: September 1, 1999

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 7300 Knollwood Rd.  
Election District 9 Councilmanic District 4

Beginning at a point on the West side of Knollwood  
(north, south, east or west)

Rd which is 50'  
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 25' North of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Stevenson Lane  
(name of street)

which is 50' wide. \*Being Lot #11  
(number of feet of right-of-way width)

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of  
Knollwood as recorded in Baltimore County Plat  
(name of subdivision)

Book # 13, Folio # 125, containing  
12,600sf or 29 acres  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 20 Sep 96 ACCOUNT: R-001-G-150  
AMOUNT: \$ 85.00  
RECEIVED FROM: Buck Jones for Doris White  
FOR: ARV 7300 Knollwood Rd  
BALANCE DUE: \$05.00  
VALIDATION OR SIGNATURE OF CASHIER  
YELLY: CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

97-121-A

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will assure that the legal requirement for advertising is satisfied. However, the petitioner is responsible for the costs associated with this requirement.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) The cost of the sign will be assessed and paid to this office at the time of filing.
- 2) If this petition is filed by a professional, you will be required to post the sign and this office will telephone you when the sign is ready to be picked up.
- 3) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDERS.

TO BE TELEPHONED WHEN SIGN IS READY:

BUCK JONES FREE-STATE GAZETTE 574-9337  
Name Company Phone Number

For newspaper advertising:

Item No.: 127

Petitioner: DORIS WHITE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BUCK JONES

ADDRESS: 500 VOGTS LANE

BALTO. MD. 21221

PHONE NUMBER: 574-9337





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 27, 1996

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 97-121-A (Item 127)  
7300 Knollwood Road  
WIC Knollwood Road and Stevenson Lane  
9th Election District - 4th Councilmanic  
Legal Owner(s): Doris White

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 29, 1996. The closing date (October 14, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Carl Jablon*

Arnold Jablon  
Director

cc: Doris White  
Buck Jones



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 8, 1996

Ms. Doris White  
7300 Knollwood Road  
Baltimore, MD 21204

RE: Item No.: 127  
Case No.: 97-121-A  
Petitioner: Doris White

Dear Ms. White:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/08/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 30, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 119, 120, 121, 122, 124, 125, 126, 127 and 129.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 26, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 110, 111, 112, 118, 119, 120, 122, 124, and 127

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Darryl L. Kerns*

PK/JL

ITEM110/PZONE/TXTJWL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: *Sep 26, 96*  
FROM: R. Bruce Sealey  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: *Sep 30, 96*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:  
*119*  
*122*  
*124*  
*125*  
*126*  
*127*  
*129*

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 127 (CAM)

*9/27/96*

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Michael Smith*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 7, 1996

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division

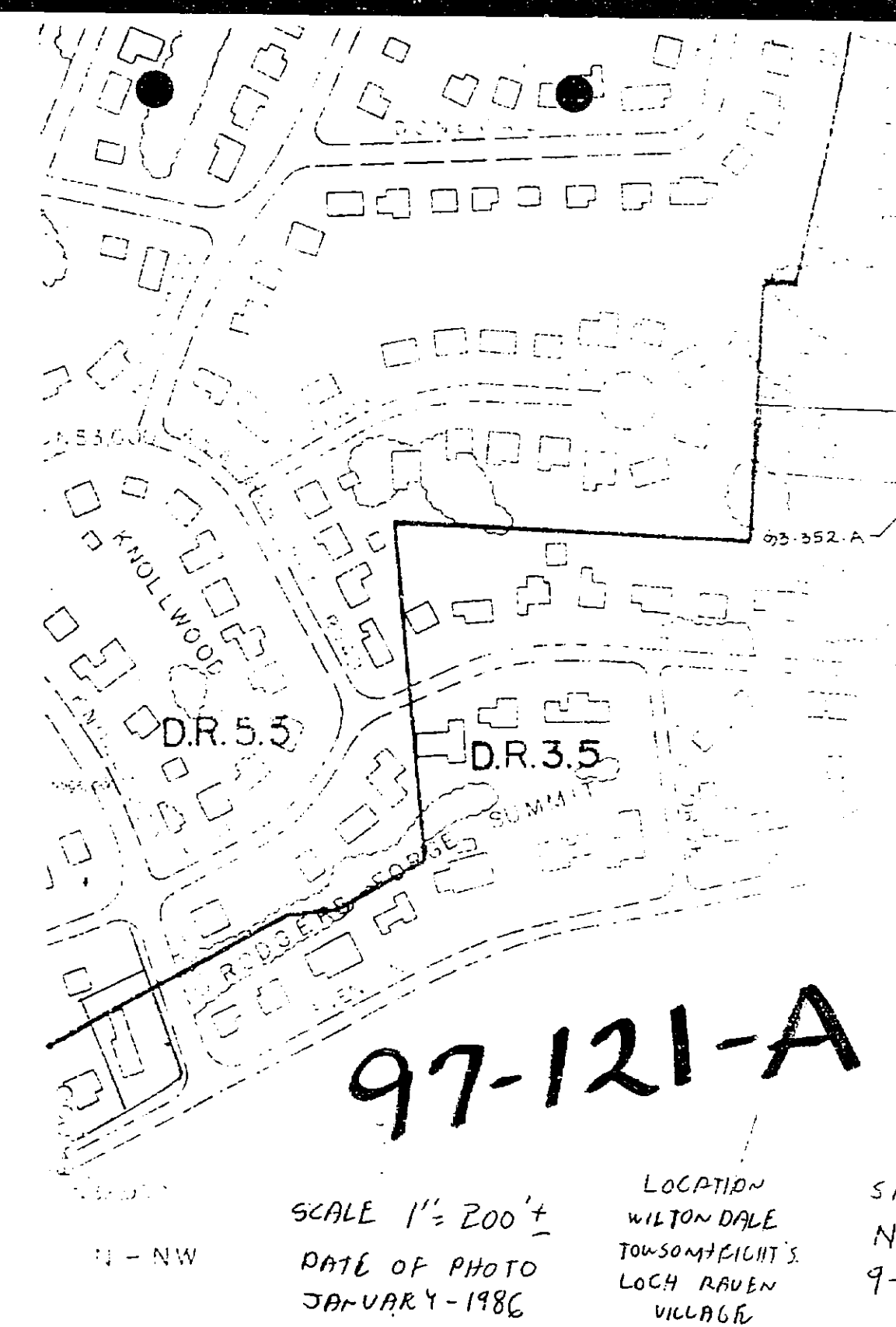
SUBJECT: Zoning Advisory Committee Meeting  
for October 7, 1996  
Item Nos. 119, 121, 122, 124, 125,  
126, 127, & 129

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE30



THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART MGRN, INC. BALTIMORE, MD 21210

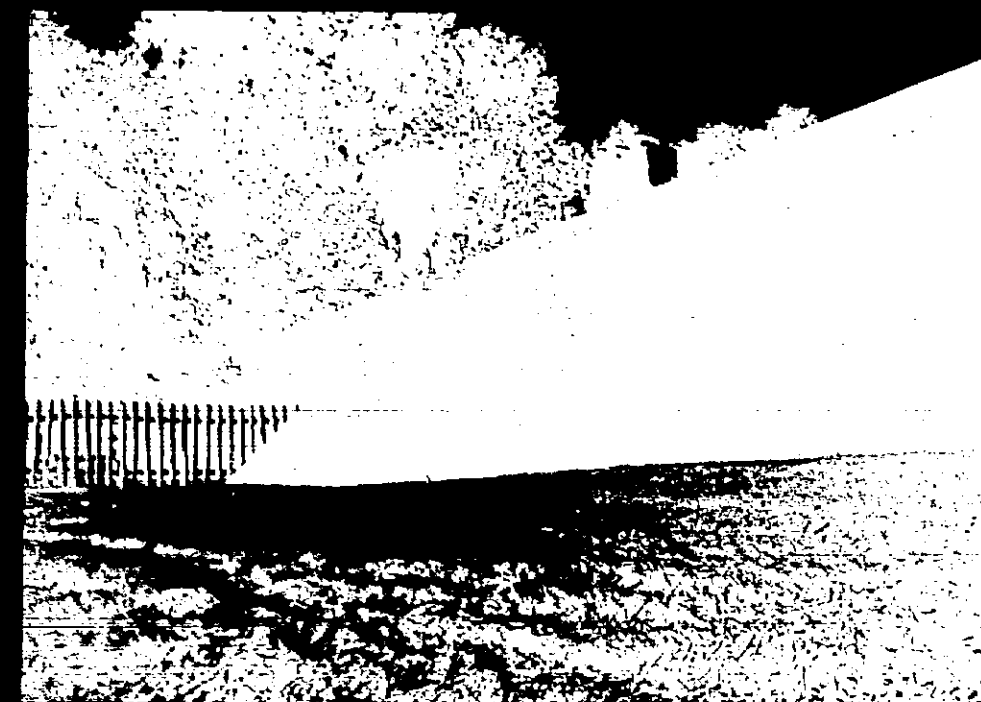
127



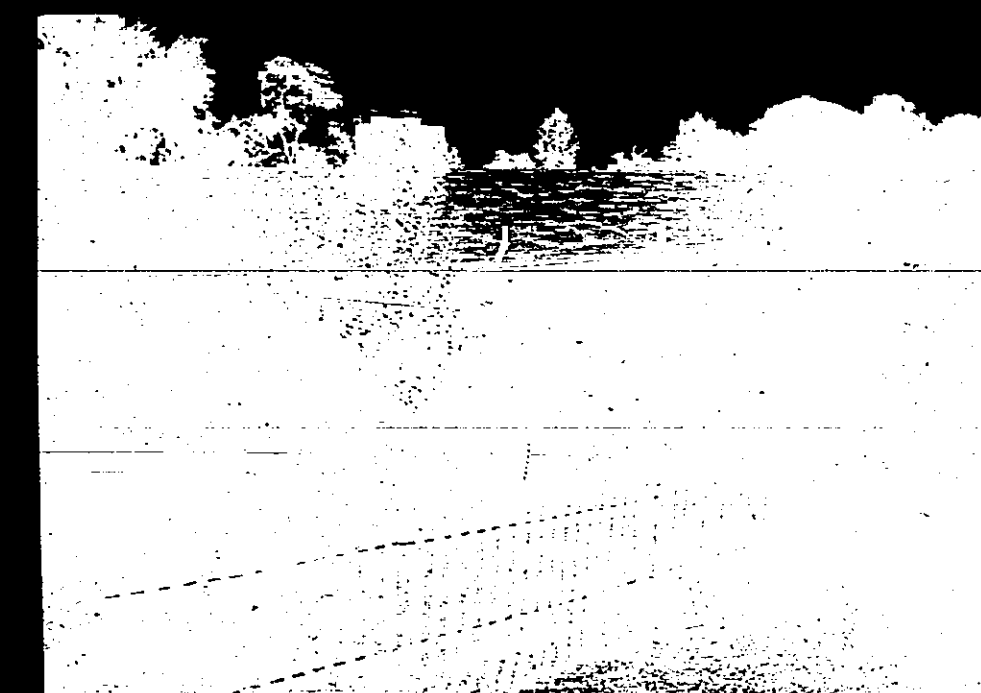
97-121-A



Pointing south  
between  
Steven Lane  
and  
1300 Knollwood Rd



Pointing North

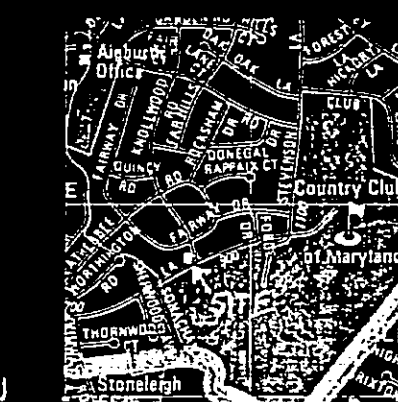
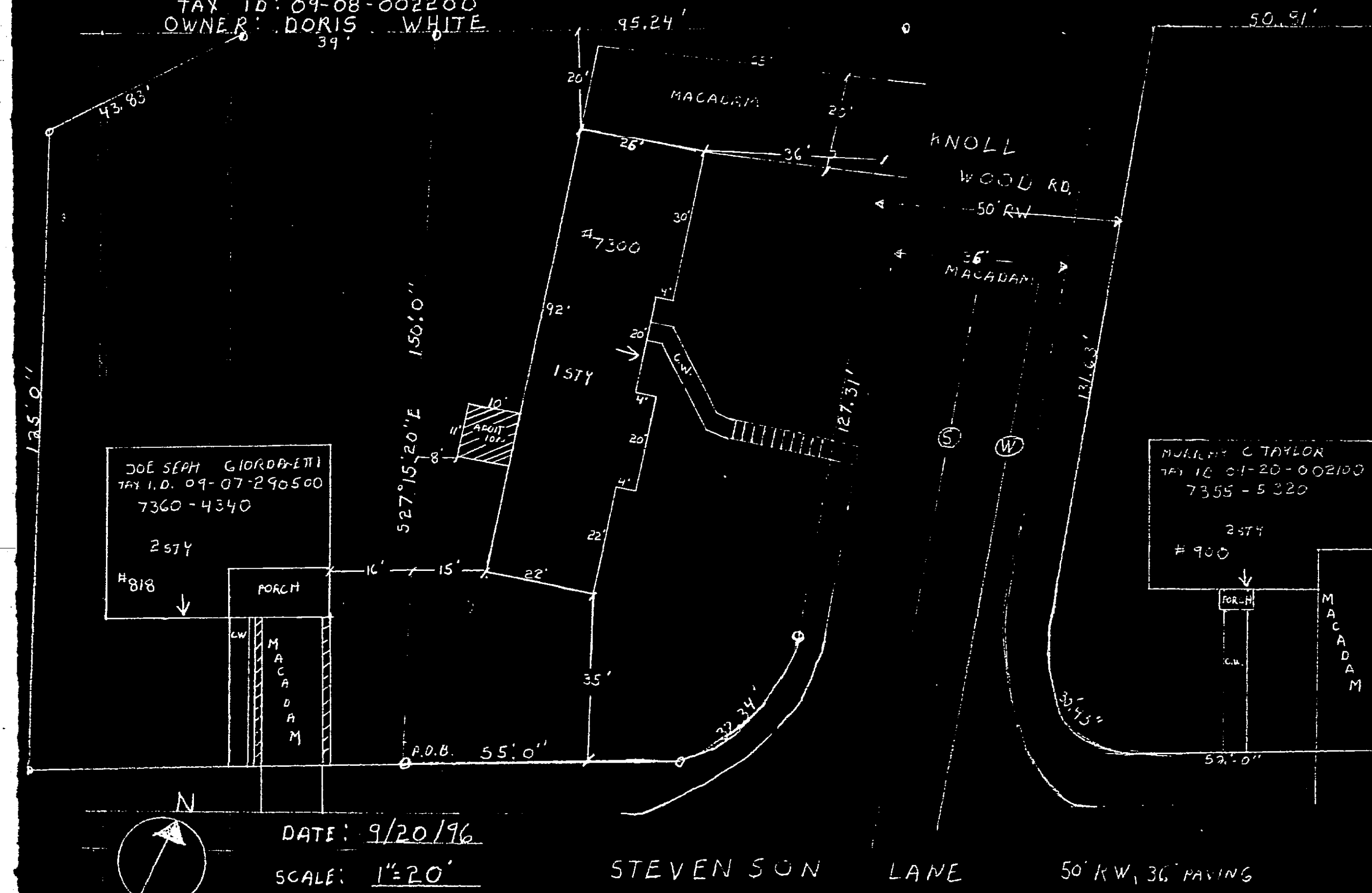


Pointing East  
towards the  
East at near  
door and go  
11-ft. south  
toward Steven Rd.

# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 7300 KNOLLWOOD RD. 21204

SUBDIVISION NAME: KNOLLWOOD  
PLAT BOOK # 13 FOLIO # 125 LOT # 11  
TAX ID: 09-08-002200  
OWNER: DORIS WHITE



## LOCATION INFORMATION

COUNCILMANIC DISTRICT: 4

ELECTION DISTRICT: 9

1"=200 SCALE MAP#: NE 9-B

ZONING: DR 3.5 / OR 5.5

LOT SIZE: 2.9 ACRES 13,000 SQ FEET

PUBLIC SEWER

PUBLIC WATER

NOT IN CHESAPEAKE BAY

NOT IN FLOOD PLAIN

NO PRIOR ZONING HEARINGS

## ZONING OFFICE USE ONLY

REVIEWED BY: ITEM # CASE #

127

97-121-A



97-121-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
HARTISBURG, MD 21751

SCALE	LOCATION	SHEET
1" = 200'	WILTONDALE	
DATE	TOWSON HEIGHTS	N.E.
OF	LOCH RAVEN	9-B
PHOTOGRAPHY	VILLAGE	
JANUARY		
1986		